



FOR LEASE

State Farm Building

454 West Coleman, Suite 2A Mount Pleasant, SC 29464

**AVISON
YOUNG**

Office building for lease

454 West Coleman, Suite 2A



Property Description

This is a ground floor space in a small multi-tenant office building which offers a central location at an economical price. Attractive, two-story stucco building has free on-site parking. Adjacent Shem Creek Entertainment District offers a wide selection of restaurants and the Mount Pleasant waterfront park. Just moments from the Ravenel Bridge to Downtown Charleston and North Charleston. Lease rate is net of janitorial services and electricity.

Location Description

From the Ravenel Bridge, take Coleman Blvd towards Sullivan's Island. Just prior to Shem Creek, you will see the State Farm building on your left.

Offering Summary

Lease Rate:	\$25.00 SF/yr (net of janitorial & electric)
Available SF:	1,090 SF
Building Size:	3,243 SF
Parking:	Surface on-site
Tax ID:	517-11-00-002
Zoning:	General Business
County:	Charleston County
Municipality:	Town of Mount Pleasant



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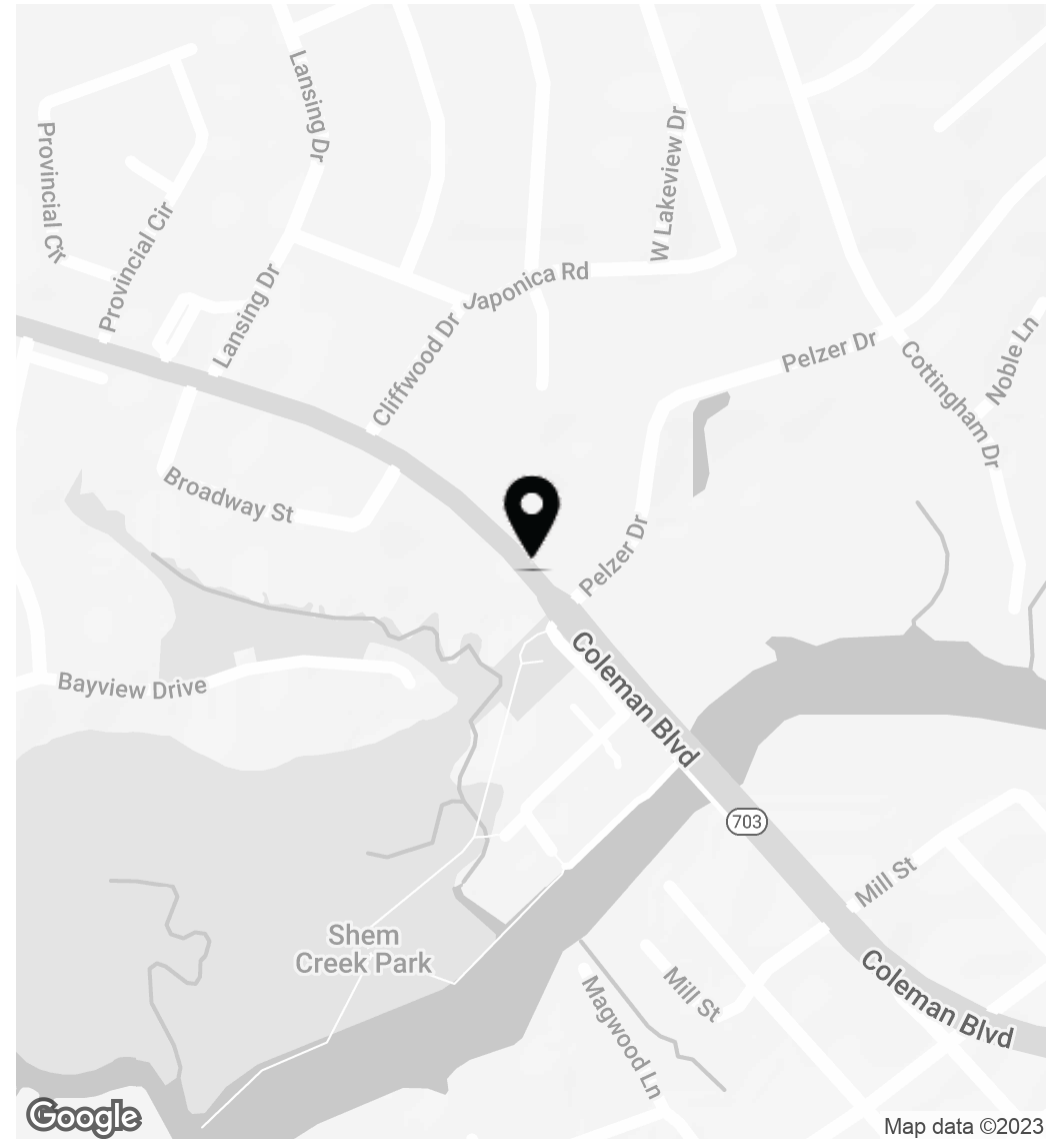
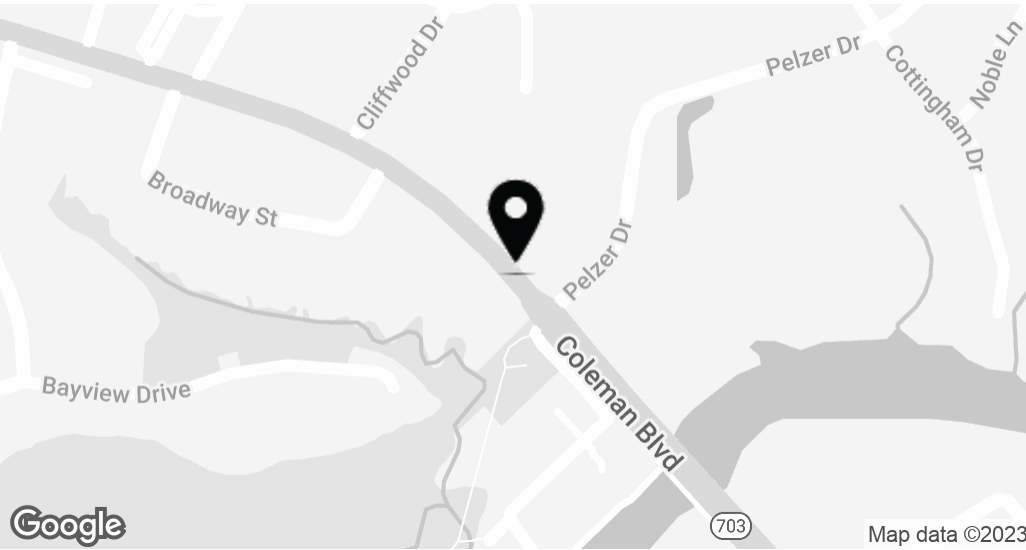
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Gallery

Location

454 West Coleman, Suite 2A



Demographics	1 Mile	3 Miles	5 Miles
Total population	4,602	31,818	89,895
Median age	36.7	39.2	35.5
Median age (Male)	35.8	38.3	34.8
Median age (Female)	37.9	40.0	36.3
Total households	2,065	13,398	36,900
Total persons per HH	2.2	2.4	2.4
Average HH income	\$81,982	\$103,477	\$86,702
Average house value	\$420,434	\$443,834	\$413,501



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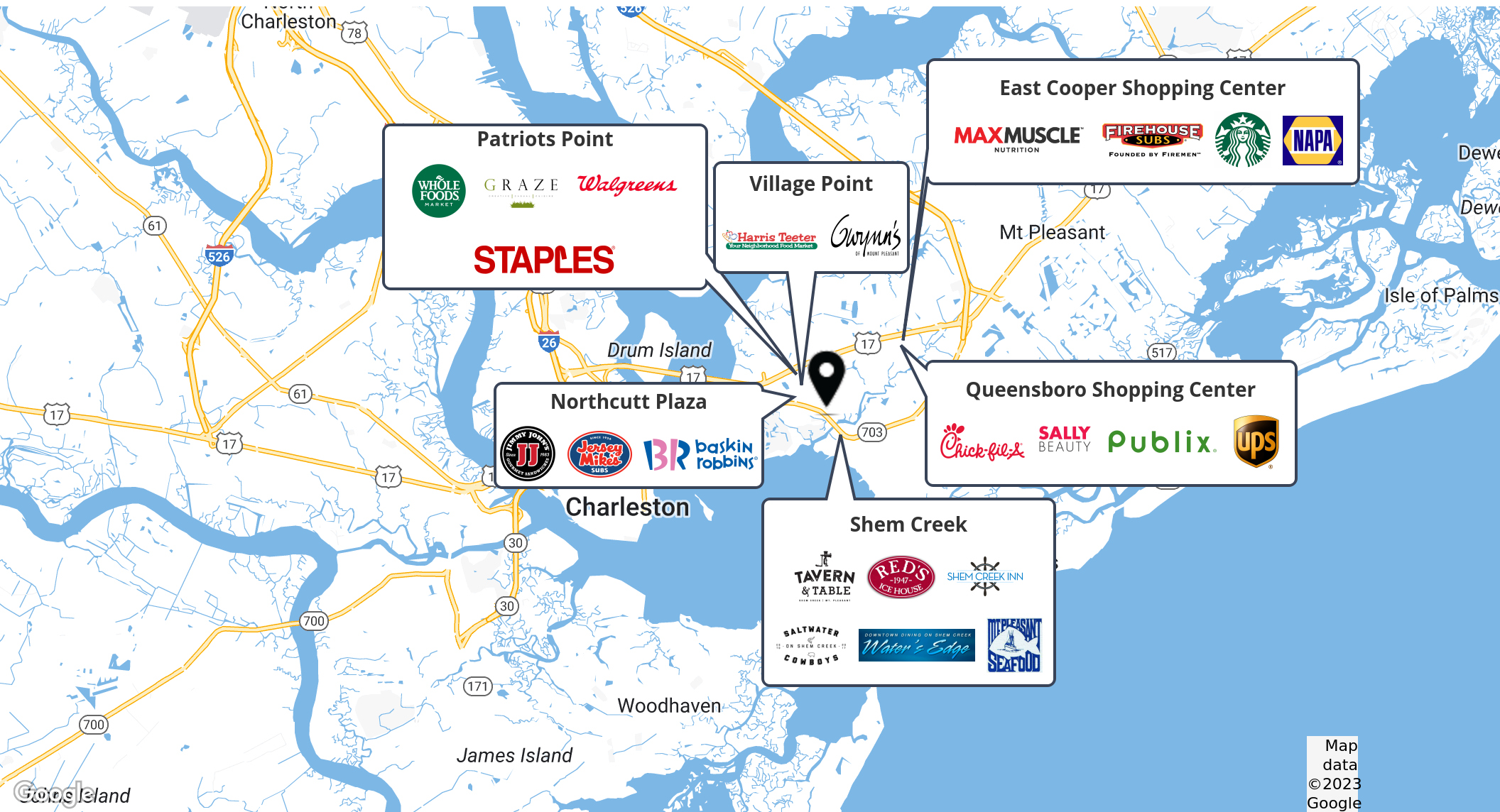
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Nearby Retail

454 West Coleman, Suite 2A



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South Carolina Brokerage Team

Our South Carolina brokers deliver integrated real estate services to occupiers and investors. Through a dedicated principal-led business resources team, we provide solutions via tools, technology and expertise to support our clients however complex their challenges. Our approach is holistic and consistent. It starts with the Avison Young team's understanding of your business priorities, not with real estate transactions. For our clients, this means we produce customized, cost-effective solutions with speed, creativity and confidence.

Listing Brokers



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